

The stated meeting of the Planning Commission of the Township of Abington was held on Wednesday, November 18, 2015 at the Township Administration Building, Abington, PA., with Ms. Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: SPEARMAN, COOPER, GAUTHIER,
STRACKHOUSE, WEGGEL, RUSSELL, ROBINSON
Excused: ROSEN

Also Present: Director of Code Enforcement MATTEO
Planning & Zoning Official PENECALE

PLEDGE OF ALLEGIANCE

Agenda Item PC1 - Subdivision Application of Gordon B & Christina M. Cox owners of the property located at 1544 Cloverly Lane

Ms. Strackhouse read agenda item PC1 into the record, and asked the applicant to present their plan.

Nicholas T. Rose, P.E. ProTract Engineering, Inc., PO Box 58, Hatboro, PA., 19040, introduced Bruce Cox owner of the property, and presented the plan to the Board.

Shown on the plan was the existing house/driveway that will remain on the larger lot known as Lot 1 of 1.98 acres and Lot 2 is not proposed to be developed at this time and was shown at 1.00 acre that would predominantly front on Rydal Road.

The applicant received Township staff's review letter dated, October 29, 2015, and the applicant was asked to show on the plan about where a house, driveway and drainage field could go because there is a steep slope and that is regulated by the zoning ordinance, so we would not need zoning relief for it.

The plan does show a significant area on the property where conceptually a house/driveway could be built without negatively impacting the steep slope on the property. There are also woods on the property that will not be negatively impacted as well. The applicant requests approval of the subdivision as submitted.

Ms. Robinson asked for the square footage of proposed house.

Mr. Rose replied about 2,500 sq. ft. footprint, and at this time, there is no buyer.

Ms. Strackhouse clarified that it would meet all required setbacks. Is that correct?

Mr. Rose replied yes.

Mr. Weggel asked what determined the location of the separating line between the two lots, because if it was moved up, a larger building could be built on Lot 2.

Mr. Rose replied we looked at that originally and, if that was moved, it would impede on the existing lot.

Mr. Matteo clarified that the applicant received a copy of the review letter by the MCPC and the location of proposed driveway is what was indicated in the County's letter. Is that correct?

Mr. Rose replied yes. The plan shows where the proposed driveway and house will be built.

Ms. Strackhouse clarified that that proposed location for the driveway would be away from the intersection. Is that correct?

Mr. Rose replied yes, and that would allow for the best sight distance for vehicles exiting the driveway.

Ms. Robinson noted that the proposed driveway is not as wide as the existing driveway.

Mr. Rose replied the access driveway is shown as 10 feet wide, which is sufficient for a single vehicle and there is a small turnaround.

Ms. Gauthier questioned whether adjoining property owners were notified of this subdivision.

Mr. Penecale replied yes.

Ms. Gauthier said she wants to make sure future construction will be sensitive to the topography and that the building does not block the view for the other two property owners.

Mr. Rose replied that has not been looked at as it is just conceptual in nature at this point, but buffer plantings can be placed there.

Ms. Strackhouse questioned whether there are any existing trees where proposed home would be built.

Mr. Cox replied there is an area on the top of the hill where there are no trees. The trees are mainly on the slope.

Ms. Strackhouse expressed concern that previously, there were subdivisions where the property owner cleared the property of trees and then the lot sits there while they try to sell it, and she encouraged the applicant not to do that.

Mr. Penecale said in regards to notifying adjacent property owners, there are only 27 adjacent properties and notices were sent out.

Ms. Gauthier asked where does the existing sewer line tie into?

Mr. Rose replied the sewer line for existing house runs along the frontage and the sewer line for the new home would go straight out to Cloverly.

Ms. Gauthier expresses concern about construction for the new sewer line disturbing the trees.

Mr. Rose replied the sewer lateral does not run that deep and we should be able to work around most of the significant trees there.

Ms. Strackhouse asked about the waiver to eliminate additional street lighting.

Mr. Penecale said he spoke with Public Works Director, and this neighborhood has the "country lane" feeling with narrow streets and unimproved roadways and also Penn State puts out a significant amount of light in the evening in that area, so Mr. Micciolo was not concerned about additional street lighting.

Ms. Strackhouse continued that there is a waiver for sidewalks and curbing.

Mr. Penecale replied there would be sidewalks to nowhere.

In addition, sanitary sewer is available and this is not tied up with the moratorium of Cheltenham Township. Also, Abington Township has been given 155 EDU's, so the Township's moratorium issue on flows has been lifted.

Ms. Gauthier made a MOTION, seconded by Mr. Cooper to approve the subdivision application of Gordon B & Christina M. Cox, owners of property located at 1544 Cloverly Lane subject to the condition that during construction the applicant be sensitive towards the topography and existing mature woodlands as well as trees at the construction site and for all other earth-moving activities including driveways, utilities, water/sewer, etc. and subject to compliance with comments listed in Township staff review letter dated, October 29, 2015 as well as approval of waivers requested by the applicant.

MOTION was ADOPTED 7-0.

Planning Commission Meeting

November 18, 2015

ADJOURNMENT: 7:52 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary